

Hildale City Planning Commission & Town of Colorado City Planning Commission Joint Meeting Minutes

25 South Central Street, Colorado City, AZ 86021

Thursday, April 21, 2016

Call to Order

Vice-Chairman Stanley Jessop called the meeting to order at 4:16 p.m.

Roll Call

Commissioners present: Stanley Jessop, Kim Knudson, Charles Cooke and Millward Barlow Jr. Nephi Allred (joined the meeting telephonically at 6:00 p.m.)

Mayor Allred reported that Ernest Jessop had resigned because his work had made it impractical to attend the meetings and that himself and Mayor Philip Barlow had appointed Millward Barlow Jr. to serve on the Commission. It was noted that Millward had read the required items and taken the oath and was qualified to act.

Staff Present: David Darger, Vance Barlow, Victor Johnson, Weston Barlow, Jacob Jessop, Raymond Barlow, Andrew Barlow, LaDell Bistline Jr. and Heber White.

Colorado City Mayor Joseph Allred noted that the purpose of this meeting was to review and consider approving the draft text and maps of the General Plan.

Colorado City Mayor Allred then introduced the Consultant Mr. Paul Glasgow and noted that he would present a chapter at a time, which would be discussed and considered, it was noted that the process had been going for about a year and was coming to completion. It was noted that the plan was being developed in conjunction with Hildale City, as the municipalities were so intertwined, and as the plan was being presented the items that were specific to one municipality or the other would be highlighted and noted, that the final product would be specific to the Town of Colorado City with a separate plan that was specific to Hildale.

It was noted that the Planning Commission would consider each chapter and after they had approved the draft text and maps the Councils would then each consider it for approval.

It was also clarified that during the presentation and discussion of each chapter that members of all public bodies and the staff and public would be invited to participate and that Mayor Allred as the host agency would chair the discussion portions of the presentations.

Paul Glasgow then outlined how he would present and the process of approval. He presented a general outline of the plan and the process of development of the plan to date and what the intent and purpose of the General Plan is.

Paul Glasgow presented Chapter 1 Purpose and Context of the Colorado City General Plan. There was discussion on the process of adoption and amendment of the plan. There was quite a bit of discussion on zoning, etc. it was clarified that the General Plan does not establish zoning, that zoning would require a zoning ordinance and that will have to be dealt with in the near future. It was explained that the General Plan is an outline of proposed land uses, and a general direction for the municipalities.

Motion by Charles Cooke to approve the draft text of Chapter 1 Purpose and Context of the General Plan. Seconded by Kim Knudson.

Roll Call Vote:

Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes

The draft text of Chapter 1 Purpose and Context was then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 2 Growth Principles of the Colorado City General Plan. There was discussion on the direction the municipalities wanted to take with future growth, and a discussion on the necessity of future growth and development paying their own way, and the necessity to preserve the quality of life and at the same time provide for adequate growth and development in the communities.

Motion by Charles Cooke to approve the draft text of Chapter 2 Growth Principles of the General Plan. Seconded by Kim Knudson.

Roll Call Vote:

Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes

The draft text of Chapter 2 Growth Principles was then considered and adopted by each Municipal Governing Body.

Paul Glasgow presented Chapter 3 Land Use and Circulation of the Colorado City General Plan. The future land use map was presented and discussed, there was considerable discussion on land use map and the implications on future zoning, etc.

Mayor Allred recapped the chapter and invited further discussion, noting that it was a very important chapter. There was additional discussion on the objectives and how land use is an important topic as the municipality is controlling how people can use their land, etc.

5:42 p.m. meeting broke for intermission.

5:58 p.m. meeting reconvened

6:00 p.m. Planning Commission Member Nephi Allred joined the meeting telephonically

There was continued discussion on future rights-of-ways, annexation procedures and how that would affect the General Plan, there was also considerable discussion on the airport and the areas around the airport.

Motion by Kim Knudson to approve the draft text and related maps of Chapter 3 of the General Plan. Seconded by Millward Barlow.

Roll Call Vote:

Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes
Nephi Allred	yes

The draft text and related maps of Chapter 3 Land Use and Circulation were then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 4 Recreation of the Colorado City General Plan. There was considerable discussion on the parks and trails present and proposed, and how they would intertwine, there was also discussion on cost and who should pay for the additional proposed parks, there was also considerable discussion on trails that go into BLM land and how they are impacted. There was discussion on the maps.

Motion by Stanley Jessop to approve the draft text and related maps of Chapter 4 Recreation of the General Plan. Seconded by Charles Cooke.

Roll Call Vote:

Nephi Allred	yes
Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes

The draft text and related maps of Chapter 4 Recreation was then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 5 Water Resources of the Colorado City General Plan. The water resources of the area were discussed and the challenges and costs of developing new water were discussed at some length.

Motion by Stanley Jessop to approve the draft text and related maps of Chapter 5 Water Resources of the General Plan. Seconded by Kim Knudson.

Nephi Allred	yes
Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes

Millward Barlow yes

The draft text and related maps of Chapter 5 Water Resources were then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 6 Utilities and Services of the General Plan. There was discussion on the various locations and the challenges of providing services to new areas. There was considerable discussion on estimated costs and the responsibility of new development to pay their share of the costs of expansion, etc.

Motion by Stanley Jessop to approve the draft text and related maps of Chapter 6 Utilities and Services of the General Plan. Seconded by Millward Barlow.

Nephi Allred yes
Stanley Jessop yes
Kim Knudson yes
Charles Cooke yes
Millward Barlow yes

The draft text and related maps of Chapter 6 Utilities and Services were then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 7 Cost of Development of the General Plan. There was discussion on the costs and how the costs could be funded, it was noted that in Arizona it was a very arduous task to implement impact fees or increase taxes and the process takes several months, it was noted that new development should pay their own way.

Motion by Nephi Allred to approve the draft text of Chapter 7 Cost of Development of the General Plan. Seconded by Charles Cooke and all voted in favor.

Nephi Allred yes
Stanley Jessop yes
Kim Knudson yes
Charles Cooke yes
Millward Barlow yes

The draft text of Chapter 7 Cost of Development was then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 8 Implementation and Administration of the General Plan. The policies of this section were discussed with implications of working with other agencies and entities in the area, there was discussion on the need to review and update municipal codes and ensure that the zoning, etc. is properly in place and administered, there was also discussion on interacting with the states on improving highway safety, etc.

Motion by Charles Cooke to approve the draft text of Chapter 8 Implementation and Administration of the General Plan. Seconded by Kim Knudson and all voted in favor.

Nephi Allred yes

Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes

The draft text of Chapter 8 Implementation and Administration was then considered and adopted by each Town Council.

Paul Glasgow presented Chapter 9 Economic Development of the General Plan. There was discussion on housing and also how to encourage and facilitate business growth in the area. There was discussion on airport zoning and open space, it was noted that the General Plan is expected to be updated every ten years.

Motion by Charles Cooke to approve the draft text of Chapter 9 Economic Development of the General Plan. Seconded by Kim Knudson and all voted in favor.

Nephi Allred	yes
Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes

The draft text of Chapter 9 Economic Development was then considered and adopted by each Town Council.

It was noted that as part of the General Plan adoption process the Colorado City Planning Commission needed to hold a public hearing in 60 days. There was some discussion on coordinating the Public Hearing with Hildale. The date and time recommended for the hearing was June 20, 2016 at 6:00 p.m. MDT.

Motion by Charles Cooke to set a Public Hearing on the General Plan to be held June 20, 2016 at 6:00 p.m. MDT at the Colorado City Town Council Chambers. Seconded by Millward Barlow.

Roll Call Vote

Nephi Allred	yes
Stanley Jessop	yes
Kim Knudson	yes
Charles Cooke	yes
Millward Barlow	yes

With no other business, the meeting adjourned at 9:08 p.m.

CERTIFICATION

I verify that a copy of the notice and agenda was delivered to the Hildale City Planning Commission members and posted at the City Hall, 320 E. Newel Avenue, Hildale, Utah and sent to the Utah State Public Meeting Notice coordinator.

Minutes were approved at the Planning Commission Meeting on 6-6-2016.


Raymond Barlow City Recorder



CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the regular meeting of the Colorado City Planning Commission held on the 21st day of April 2016. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 26th day of April 2016.


Town Clerk

